



US Army Corps  
of Engineers®  
Norfolk District

803 Front Street  
Norfolk, Virginia 23510  
Phone: 757-201-7601  
Fax: 757-201-7115  
Website: <http://www.nao.usace.army.mil>

## ***Topic: New Fort Belvoir Community Hospital project***

---

### **1. Synopsis:**

- a. The ground-breaking for the new Fort Belvoir Community Hospital project was held on November 8, 2007. This marks the beginning of on-the-ground work to construct the new 1.2 million square foot, state-of-the-art hospital facility. The completion of the construction phase is expected in late summer of 2010. The overall \$ 747 million project, initiated as part of the 2005 Base Realignment and Closure (BRAC) program, is being managed by the Norfolk District of the U.S. Army Corps of Engineers.
- b. Project Description: The Corps' preliminary design concepts of the new facility call for a facility encompassing more than 1.2 million square feet including medical administration areas. In addition to the square footage of the facility itself, the project includes two parking garages and surface parking for 2,600 parking spaces, as well as a helipad, ambulance shelter and dedicated central energy plant.

Under the Corps' conceptual design, the six-level community hospital includes 120 in-patient beds, a 10-bed intensive care unit, a 10-bed behavioral health inpatient unit, a cancer center, an emergency department, a pharmacy, an operative services center with 10 operating rooms, diagnostic centers such as pathology and radiology, and modular clinic space dedicated to outpatient services, with additional space planned for future outpatient expansion. Designs also provide for logistics and administrative services, food services, a chapel and other amenities. Supporting facilities include utilities (water, sewer, gas, HVAC, steam and electric services), paving, walks, fencing, storm drainage, site improvements, communication and information systems, fire protection and alarm systems, site improvements that include parking spaces, landscaping buffers and additional site amenities and public access space.

### **2. Background:**

- a. The Fort Belvoir Community Hospital will be part of an integrated health care network providing world-class medical services to the nation's wounded soldiers and families. The hospital is one piece of a realignment designed to increase hospital and outpatient care to all service members and veterans under BRAC 2005. Other elements of the health care network include the realignment of Walter Reed Army Medical Center and the Naval National Medical Center in Bethesda, Md.
- b. On 28 September, Norfolk District, U.S. Army Corps of Engineers awarded a \$649 million construction contract to Turner-Gilbane of Arlington, Va., to build the new Fort Belvoir Community Hospital. Turner-Gilbane is a joint venture comprised of Turner Construction of Arlington, VA, and Gilbane Building Company, based in Providence, Rhode Island.

Turner Construction is engaged in many types of construction projects, including office buildings, high-tech facilities, hospitals and healthcare facilities, hotels, retail, educational and

## **New Fort Belvoir Community Hospital project**

cultural buildings. The Gilbane Building Company's has been involved in such notable projects as the Baltimore Convention Center, the Center for Innovative Technology, Union Station and The National Air and Space Museum.

- c. Norfolk District's Fort Belvoir Community Hospital project is being designed by a joint venture team of HDR, Alexandria, VA, and Dewberry, Fairfax, VA, (both AE design firms) and is being constructed through an Integrated/Design/Bid/Build (IDBB) procurement. This innovative process uses a construction contractor to increase constructability, provide accurate cost/schedule impacts of design decisions, and help improve design coordination resulting in fewer design omissions and errors. Utilizing IDBB allowed the Corps to establish a construction contract long before traditional processes would have allowed. This was critical to this project to allow it to meet the accelerated construction timelines dictated by BRAC.

**3. Additional Information.** Contact Jim Thomasson, Deputy District Engineer for Program Management, Norfolk District, U.S. Army Corps of Engineers, Office: (757) 201-7112.

Updated: 2 November 2007 (0900)  
T. McCann, 757-201-7673